LOT 58
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

HARRIS JAMES R
2114 CALAIS LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

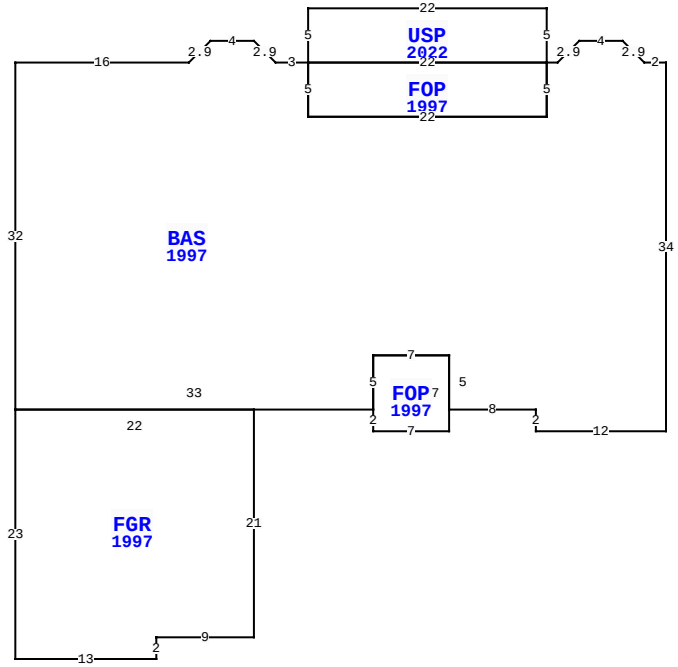
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,823	100	1997	1,823	243,111
FGR	488	55	1997	268	35,740
FOP	49	30	1997	15	2,000
FOP	110	30	1997	33	4,401
USP	110	30	2022	33	4,401
TOTALS	2,580			2,172	289,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,172	119.3493	157.54	342,177	1997	1997	0	0	0	15.35	84.65

1 SNGL FAM – 100% - 2019 Heated Area: 1823 HX Base Yr 2019



2114 CALAIS LN, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		289,653
TOTAL MARKET OB/XF VALUE		6,682
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		521,335
SOH/AGL Deduction		204,546
ASSESSED VALUE		316,789
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		266,067
TOTAL JUST VALUE		521,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017027	XFOB	3,656	11/16/2022
B9703981	NEW CONSTR	87,645	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2203/0872	6/11/2018	WD	Q	I	01	321,500
GRANTOR: CORN LEONARD M & NANE						
GRANTEE: HARRIS JAMES R						
1713/1865	11/30/2010	WD	Q	I	02	243,900
GRANTOR: BENTON DONALEE A						
GRANTEE: CORN LEONARD M & NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W2 U2 L2 W4 D2 L2 W1 USP=[YR=2022] N5 W22 S5 FOP=[YR=1997] S5 E22 N5 W22$ E22$ S5 W22 N5 W3 U2 L2 W4 D2 L2 W16 S32 FGR=[YR=1997] S23 E13 N2 E9 N21 W22$ E33 FOP=[YR=1997] S2 E7 N7 W7 S5$ N5 E7 S5 E8 S2 E12 N34$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	1,360.00	SF	4.00	4.00	100	1997	1997	3	72	3,917	

LAND DESCRIPTION

TOTAL OB/XF 6,682

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.25	180,000.00	225,000.00	225,000							

REVIEW DATE 05/07/2020 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS